

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>02-293</u>	<u>ATLAS HOMESTEAD, INC.</u>
<u>04-414</u>	<u>LUCKY START AT CENTRALAND L. L. C.</u>
<u>04-454</u>	<u>SIRE USA CORP. & CORAL FORT, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 5/12/05 TO THIS DATE:

HEARING NO. 04-11-CZ15-1 (02-293)

18-57-40
Council Area 15
Comm. Dist. 9

APPLICANT: ATLAS HOMESTEAD, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-180-91, as last modified by 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Homestead Landfill and Recycling Mgt. Co.,' prepared by Brown and Caldwell, dated 7-19-94, consisting of three sheets and a plan entitled 'Topographic Survey,' as prepared by Donald P. Ramsay & Assoc., Inc., dated received May 4, 1995 and consisting of one sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

- (2) MODIFICATION of Condition #7 of Resolution 4-ZAB-425-92, and last modified by Resolution 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the time for the completion of the project shall be for a period of ten (10) years and shall terminate on the 2nd day of December, 2002 and the work shall be carried on continuously and expeditiously so that the same will be completed within the allocated time."

TO: "7. That the time for completion of the project be as follows: the closure of the landfill shall be July 1, 2010, and completion of the activities of the Materials Recycling Facility (MRF) shall be December 31, 2013."

- (3) MODIFICATION of Condition #6 of Resolution #5-ZAB-338-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "6. That the berm shall be 5' higher than the maximum height of the landfill (approximately 17' above grade)."

TO: "6. That the berm and accompanying landscaping to be maintained along the rights-of-way will be at a height such that the top of the filled areas of the landfill (34' maximum above grade) will not be visible from automobiles traveling along S.W. 328 Street and S.W. 117 Avenue, as shown on the plans entitled 'Atlas Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled 'Atlas-

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Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

The purpose of the request is to permit the applicant to submit a revised plan indicating the elimination of the landscaping on top of the berm along the edges of the property that do not front on existing streets, increase the height of the landfill and an extension of time for the closure and completion of the landfill.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of Lot 8, all of Lots 9, 10, 11 & 12, the west ¾ of Lots 13 & 14, all of Lots 15, 16, 17 & 18 and the west ½ of Lot 19, all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 18, Township 57 South, Range 40 East, Plat book 5, Page 10.

LOCATION: 11695 S.W. 328 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55.36 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: LUCKY START AT CENTRALAND L. L. C.

- (1) AU to BU-1A
- (2) SPECIAL EXCEPTION to permit residential development in a commercial zone (not permitted).
- (3) Applicant is requesting to permit commercial buildings setback 14'10" (20' required) from the front (north) property line, setback 0' (15' required) from the interior side (NW/ly) property line and setback varying from 8' to 14'2" (15' required) from the side street (east) property line.
- (4) Applicant is requesting to waive the required 5' high decorative masonry wall along the interior side (SW/ly) property line where a commercial zone abuts a residential zone.
- (5) Applicant is requesting to permit a landscape buffer a minimum of 5' wide (7' required) along a portion of the right-of-way.
- (6) Applicant is requesting to permit 458 parking spaces (462 parking spaces required)

REQUESTS #1 - #6 ON PARCEL "A"

- (7) AU to RU-3M
- (8) Applicant is requesting to permit a building of public assemblage to setback 25' from the interior side (SW/ly) and 25' from the interior side (SE/ly) property lines (50' required) and spaced less than 75' of residential buildings to the Southwest.
- (9) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

REQUESTS #7 - #9 ON PARCEL "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance and approval of requests #4, #5, #8 & #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Mixed Use Development S.W. 137 Avenue & S.W. 272 Street," as prepared by Behar Font Partners, P. A., Architects, consisting of 9 pages and dated, stamped received 5/15/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the NE¼ of the SE ¼ of Section 34, Township 56 South, Range 39 East, being more particularly described as follows: Commence at the Northeast corner of the SE ¼ of said Section 34; thence S88°46'36"W along the north line of the SE ¼ of said Section 34 for a distance of 105'; thence S08°57'22"W for a distance of 83.46' to the Point of beginning of the following described parcel of land; thence S03°44'28"W for a distance of 271.96'; thence S00°40'20"E for a distance of 714.95' to a point on the E/ly boundary of Parcel "A" of NARANJA ESPLANADE, Plat book 120, Page 93; thence

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N41°39'30"W, along the E/ly line of said Parcel "A", for a distance of 519.51'; thence S88°51'59"W for a distance of 191.49'; thence N00°35'37"W for a distance of 221.61'; thence N41°39'30"W for a distance of 288.98'; thence N48°20'30"E for a distance of 271.03'; thence N88°46'36"E for a distance of 512.64' to a Point of curvature; thence 41.44' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 94°58'25" to a Point of tangency and also the Point of beginning. AND: PARCEL "B": A portion of the NE ¼ of the SE ¼ of Section 34, Township 56 South, Range 39 East, lying west of the west right-of-way line of S.W. 137th Avenue, and lying south of the south right-of-way line of S.W. 272nd Street, and lying south and east of the west ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 34; and lying NE/ly of the NE/ly right-of-way line of the HOMESTEAD AIRFORCE RAILROAD RIGHT-OF-WAY, Plat book 44, Page 10. Being more particularly described as follows:

Commence at the Northeast corner of the SE ¼ of said Section 34; thence S89°16'57"W along the north line of said S.E. ¼ of Section 34 for 112.65'; thence S04°14'49"W for 82.47' to the Point of curvature of a circular curve concave to the Southwest and having for its elements a radius of 25' and a central angle of 94°57'51" and the Point of beginning; thence N/ly and W/ly along the arc of said curve for an arc distance of 41.44' to a Point of tangency on the south right-of-way line of said S. W. 272nd Street: thence S89°16'57"W along said right-of-way line for 191.48' to a Point of intersection with the east line of the west ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 34; thence S00°08'06"E along the east line of the NE¼ of the NE ¼ of the SE ¼ of said Section 34 for 617.7' to the Southwest corner of the west ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 34; thence S89°22'00"W along the south line of the west ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 34 for 13.2' to a Point of intersection with the NE/ly right-of-way of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY; thence S41°09'09"E along said NE/ly right-of-way line of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY for 319.23' to a Point of intersection with the west right-of-way line of S.W. 137th Avenue; thence N00°10'47"W along said right-of-way line for 562.63'; thence N04°14'40"E along said right-of-way line for 271.96' to the Point of beginning. AND: A portion of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT OF WAY, Plat book 44, Page 10, lying south of the north line of the SE ¼ of the NE ¼ of the SE ¼ of Section 34, Township 56 South, Range 39 East, and lying west of a line 140' west of the east line of the SE ¼ of the SE ¼ of said Section 34, being more particularly described as follows:

Commence at the Northeast corner of the SE ¼ of said Section 34; thence S89°16'57"W along the north line of the SE ¼ of said Section 34 for 112.65'; thence S04°14'49"W along the west right-of-way line of S.W. 137th Avenue for 354.43'; thence S00°10'47"E along the west right-of-way line of S.W. 137th Avenue for 562.63' to a Point of intersection with the NE/ly right-of-way line of said HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY and the Point of beginning; thence N41°09'09"W along the NE/ly right-of-way line of said HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY for 319.23' to a Point of intersection with the north line of the SE ¼ of the NE ¼ of the SE ¼ of said Section 34; thence S89°22'00"W along the north line of the SE ¼ of the NE ¼ of the SE ¼ of said Section 34; for 131.55' to a Point of intersection with the SW/ly right-of-way line of said HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY; thence S41°09'09"E along said HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY for 519.85' to a Point of intersection with the west right-of-way line of S.W. 137th Avenue; thence N00°10'47"W along said right-of-way line for 152.51' to the Point

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of beginning. AND: A portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 56 South, Range 39 East, lying NE/ly of the NE/ly line of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY, Plat book 44, Page 10. Together with that portion of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY; lying south of the south right-of-way line of S.W. 272nd Street and lying west of the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34, being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of said Section 34; thence S89°16'57"W along the north line of the SE $\frac{1}{4}$ of said Section 34 for 671.22' to the Northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence S00°05'24"E along the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 55'; thence S89°16'57"W along the south right-of-way line of S.W. 272nd Street; for 226.47' to a Point of curvature of a circular curve concave to the south and having for its elements a radius of 1,090.92' and a central angle of 05°48'20"; thence SW/ly along the arc of said curve and the south right-of-way line of S.W. 272nd Street for an arc distance of 110.54' to a Point of intersection with the SW/ly right-of-way line of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY; thence S41°09'09"E along said right-of-way line of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY, for 512.63' to a Point of intersection with the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence N00°05'24"W along the east line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 395.8' to the Point of beginning. AND: A portion of the HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY, Plat book 44, Page 10, lying in the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 56 South, Range 39 East, together with that portion of said west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 lying adjacent to said HOMESTEAD AIRFORCE BASE RAILROAD RIGHT-OF-WAY, less the north 55' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of said Section 34; thence S89°16'57"W along the north line of the SE $\frac{1}{4}$ of said Section 34 for a distance of 671.22' to the Northwest corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence S00°05'24"E along the west line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 55' to the Point of beginning; thence continue S00°05'24"E along the last described course for 617.29' to the Southwest corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence N89°22'00"E along the south line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 336.13' to the Southeast corner of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence N00°08'06"W along the east line of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 617.78' to a point on the south right-of-way line of S.W. 272nd Street; thence S89°16'57"W along the south right-of-way line of said S.W. 272nd Street; and a line 55' south of the north line of the SE $\frac{1}{4}$ of said Section 34, for 335.65' to the Point of beginning. LESS AND EXCEPT THE FOLLOWING: A portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 56 South, Range 39 East, being more particularly described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of said Section 34; thence S88°46'36"W along the north line of the SE $\frac{1}{4}$ of said Section 34 for a distance of 105'; thence S08°57'22"W for a distance of 83.46' to the Point of beginning of the following described parcel of land; thence S03°44'28"W for a distance of 271.96'; thence S00°40'20"E for a distance of 714.95' to a point

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on the E/ly boundary of Parcel "A" of NARANJA ESPLANADE, Plat book 120, Page 93; thence N41°39'30"W, along the E/ly line of said Parcel "A", for a distance of 519.51'; thence S88°51'59"W for a distance of 191.49'; thence N00°35'37"W for a distance of 221.61'; thence N41°39'30"W for a distance of 288.98'; thence N48°20'30"E for a distance of 271.03'; thence N88°46'36"E for a distance of 512.64' to a Point of curvature; thence 41.44' along the arc of a curve to the right, said curve having a radius of 25', a central angle of 94°58'25" to a Point of tangency and also the Point of beginning.

LOCATION: The Southwest corner of S.W. 272 Street & S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.65 Acres

AU (Agricultural – Residential)

BU-1A (Business – Limited)

RU-3M (Minimum Apartment House 12.9 units/net acre)

HEARING NO. 05-7-CZ15-2 (04-454)

3-56-40
Council Area 15
Comm. Dist. 8

APPLICANTS: SIRE USA CORP. & CORAL FORT, INC.

AU & RU-1 to RU-1

SUBJECT PROPERTY: Lots 9 – 12 & 21- 24, Block 5, SILVER PINES, Plat book 25, page 45.

LOCATION: 8501 S.W. 200 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Acres

AU (Agricultural – Residential)

RU-1 (Single Family Residential)